



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 6, 2006

IN REPLY PLEASE

REFER TO FILE: **PM-3**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PUBLIC WORKS ANNEX PROJECT
AWARD AGREEMENT - SPECS. 6781
SUPERVISORIAL DISTRICT 5
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

Award and authorize the Director of Public Works to execute an Agreement with Nadel Architects, Inc., to provide needs assessment/programming services for the new Public Works Annex project for a not-to-exceed fee of \$114,980 funded by the Flood Control District Fund. Establish the effective date following Board approval.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

We are proposing to build a new building on the campus of our headquarters at 900 South Fremont Avenue, Alhambra. The goal is to relocate Public Works staff currently housed in leased space at 1000 South Fremont Avenue.

The proposed new building will provide facilities for our land permitting divisions, and space for a few personnel from the Fire, Regional Planning, and Health Services Departments to enhance the one-stop permitting services. The proposed facility is expected to have a building area of approximately 45,000 square feet with a parking structure that can accommodate the required parking. The building will include space for administrative and technical staff, training rooms, conference rooms, a child care facility, and other support spaces.

The layout of the building, size, location, and other appurtenances will be determined following completion of the recommended feasibility study by Nadel Architects. In addition, upon completion of the study, a project cost estimate will be provided.

Relocating our land permitting divisions into the new facility will make office space available in the headquarters building for divisions currently housed in leased space at 1000 South Fremont Avenue. This proposed move would consolidate all Public Works divisions into the headquarters complex. Relocating these divisions from leased office space will result in a net annual lease cost savings of \$931,820, which is anticipated to partially offset the annual debt service of the project cost.

Following completion of this study, we will return to your Board with recommendations for the extent of the program and a financing plan.

Implementation of Strategic Plan Goals

This action meets the County Strategic Plan Goals of Organizational Effectiveness and Fiscal Responsibility. The consolidation of the County's land permitting divisions into a new facility will enhance operations to provide better service to the community and cost effectiveness of administrative operations.

FISCAL IMPACT/FINANCING

The recommended Agreement with Nadel Architects is for a not-to-exceed fee of \$114,980. The total estimated cost of the needs assessment/programming phase, including County services, is \$140,000 funded by the Flood Control District Fund.

Based on the needs assessment/programming findings, we will return to your Board with a final project schedule and budget recommendations.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard Agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for award of this Agreement, Nadel Architects is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under Federal income tax laws.

Nadel Architects is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

Awarding this Agreement will have no environmental impact.

CONTRACTING PROCESS

On December 16, 2005, the Architectural Evaluation Board (AEB) recommended 18 firms to be considered for performing the professional services for this project. On December 21, 2005, technical proposals for services were requested from these firms and eight firms submitted proposals for evaluation. The proposals were evaluated by a panel of members from Public Works Building and Safety, Land Development, and Project Management II Divisions, based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of work requirements. These evaluations were completed without regard to race, creed, color, or gender. Based on the review and evaluation of the proposals, Nadel Architects was found to be the best qualified to perform these services.

On February 3, 1998, your Board requested that contract opportunities be listed on the Doing Business with Us website. However, this contract opportunity was not listed on the website because the AEB evaluation process was used. This process was established by your Board to ensure that firms are selected on an equitable and impartial basis to provide design and consultant services. Public Works uses the Doing Business with Us website to offer general consultant opportunities, and the AEB supplements its business listing of architectural firms from the website information.

As requested by your Board on January 29, 2002, the Request for Proposal included a Cost of Living Adjustment Provision. This Contract includes the required COLA language and complies with County policy.

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Nadel Architects agreed to provide the services for a total not-to-exceed fee of \$114,980. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

Public Works has evaluated and determined that County Code Chapter 2.201 (Living Wage Program) does not apply to the recommended Agreement as this Agreement is for non-Proposition A services.

Nadel Architects' Community Business Enterprises participation data and three-year contracting history with the County are on file with Public Works.

The State Labor Code requires contractors to pay prevailing wage rates to all persons employed on Public Works Contracts.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended services.

CONCLUSION

Please return one adopted copy of this letter to Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

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cc: Auditor-Controller
Chief Administrative Office
County Counsel
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)